

SO. CAL. EQUAL ACCESS GROUP  
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**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

SAM BENFORD,  
Plaintiff,  
vs.

CHIEF CLEANERS, INC.; KERRY  
LYNN SHEU-DONG, AS TRUSTEE OF  
THE SHEU TRUST; and DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff SAM BENFORD ("Plaintiff") complains of Defendants CHIEF  
CLEANERS, INC.; KERRY LYNN SHEU-DONG, AS TRUSTEE OF THE SHEU  
TRUST; and DOES 1 to 10 ("Defendants") and alleges as follows:

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**PARTIES**

1  
2 1. Plaintiff is a California resident with a physical disability. Plaintiff is a  
3 hemiplegic, and is substantially limited in his ability to walk. Plaintiff requires the use of  
4 a wheelchair at all times when traveling in public.

5 2. Defendants are, or were at the time of the incident, the real property owners,  
6 business operators, lessors and/or lessees of the real property for a dry cleaner  
7 (“Business”) located at or about 925 W Valley Blvd., Alhambra, California.

8 3. The true names and capacities, whether individual, corporate, associate or  
9 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
10 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
11 Court to amend this Complaint when the true names and capacities have been  
12 ascertained. Plaintiff is informed and believes, and, based thereon, alleges that each such  
13 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
14 Plaintiff for the acts herein alleged.

15 4. Plaintiff is informed and believes, and thereon alleges that, at all relevant  
16 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
17 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
18 the things alleged herein was acting with the knowledge and consent of the other  
19 Defendants and within the course and scope of such agency or employment relationship.

20 5. Whenever and wherever reference is made in this Complaint to any act or  
21 failure to act by a defendant or Defendants, such allegations and references shall also be  
22 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
23 and severally.

24 **JURISDICTION AND VENUE**

25 6. The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
26 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
27 *seq.*).  
28



standards. Defendants failed to maintain the blue borderlines, blue hatched lines, and “NO PARKING” markings painted on the ground as required, resulting in the markings becoming severely deteriorated, hindering visibility.

- d. Defendants failed to comply with the federal and state standards for the parking space designated for persons with disabilities. Defendants failed to provide a proper ramp for the persons with disabilities, as the one provided far exceeded the maximum allowed slope measurement.
- e. Defendants failed to comply with the federal and state standards for the parking space designated for persons with disabilities. The height of the posted required signages was lower than the height allowed by the standards.

14. These barriers and conditions denied Plaintiff full and equal access to the Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and patronize the Business; however, Plaintiff is deterred from visiting the Business because his knowledge of these violations prevents him from returning until the barriers are removed.

15. Based on the violations, Plaintiff alleges, on information and belief, that there are additional barriers to accessibility at the Business after further site inspection. Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

16. In addition, Plaintiff alleges, on information and belief, that Defendants knew that particular barriers render the Business inaccessible, violate state and federal law, and interfere with access for the physically disabled.

17. At all relevant times, Defendants had and still have control and dominion over the conditions at this location and had and still have the financial resources to remove these barriers without much difficulty or expenses to make the Business accessible to the physically disabled in compliance with ADDAG and Title 24

1 regulations. Defendants have not removed such barriers and have not modified the  
2 Business to conform to accessibility regulations.

### 3 **FIRST CAUSE OF ACTION**

#### 4 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

5 18. Plaintiff incorporates by reference each of the allegations in all prior  
6 paragraphs in this complaint.

7 19. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
8 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
9 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
10 public accommodation by any person who owns, leases, or leases to, or operates a place  
11 of public accommodation. *See* 42 U.S.C. § 12182(a).

12 20. Discrimination, *inter alia*, includes:

- 13 a. A failure to make reasonable modification in policies, practices, or  
14 procedures, when such modifications are necessary to afford such  
15 goods, services, facilities, privileges, advantages, or accommodations  
16 to individuals with disabilities, unless the entity can demonstrate that  
17 making such modifications would fundamentally alter the nature of  
18 such goods, services, facilities, privileges, advantages, or  
19 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- 20 b. A failure to take such steps as may be necessary to ensure that no  
21 individual with a disability is excluded, denied services, segregated or  
22 otherwise treated differently than other individuals because of the  
23 absence of auxiliary aids and services, unless the entity can  
24 demonstrate that taking such steps would fundamentally alter the  
25 nature of the good, service, facility, privilege, advantage, or  
26 accommodation being offered or would result in an undue burden. 42  
27 U.S.C. § 12182(b)(2)(A)(iii).

- 1 c. A failure to remove architectural barriers, and communication barriers  
2 that are structural in nature, in existing facilities, and transportation  
3 barriers in existing vehicles and rail passenger cars used by an  
4 establishment for transporting individuals (not including barriers that  
5 can only be removed through the retrofitting of vehicles or rail  
6 passenger cars by the installation of a hydraulic or other lift), where  
7 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).
- 8 d. A failure to make alterations in such a manner that, to the maximum  
9 extent feasible, the altered portions of the facility are readily  
10 accessible to and usable by individuals with disabilities, including  
11 individuals who use wheelchairs or to ensure that, to the maximum  
12 extent feasible, the path of travel to the altered area and the  
13 bathrooms, telephones, and drinking fountains serving the altered  
14 area, are readily accessible to and usable by individuals with  
15 disabilities where such alterations to the path or travel or the  
16 bathrooms, telephones, and drinking fountains serving the altered area  
17 are not disproportionate to the overall alterations in terms of cost and  
18 scope. 42 U.S.C. § 12183(a)(2).

19 21. Where parking spaces are provided, accessible parking spaces shall be  
20 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
21 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
22 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
23 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
24 be a van accessible parking space. 2010 ADA Standards § 208.2.4.

25 22. Under the ADA, the method and color of marking are to be addressed by  
26 State or local laws or regulations. See 36 C.F.R., Part 1191. Under the California  
27 Building Code (“CBC”), the parking space identification signs shall include the  
28 International Symbol of Accessibility. Parking identification signs shall be reflectorized

1 with a minimum area of 70 square inches. Additional language or an additional sign  
2 below the International Symbol of Accessibility shall state “Minimum Fine \$250.” A  
3 parking space identification sign shall be permanently posted immediately adjacent and  
4 visible from each parking space, shall be located with its centerline a maximum of 12  
5 inches from the centerline of the parking space and may be posted on a wall at the  
6 interior end of the parking space. See CBC § 11B-502.6, et seq.

7 23. Moreover, an additional sign shall be posted either in a conspicuous place at  
8 each entrance to an off-street parking facility or immediately adjacent to on-site  
9 accessible parking and visible from each parking space. The additional sign shall not be  
10 less than 17 inches wide by 22 inches high. The additional sign shall clearly state in  
11 letters with a minimum height of 1 inch the following: “Unauthorized vehicles parked in  
12 designated accessible spaces not displaying distinguishing placards or special license  
13 plates issued for persons with disabilities will be towed away at the owner’s expense...”  
14 See CBC § 11B-502.8, et seq.

15 24. Here, Defendants failed to provide the sign with the specific language  
16 stating “Unauthorized vehicles parked in designated accessible spaces not displaying  
17 distinguishing placards or special license plates issued for persons with disabilities will  
18 be towed away at the owner’s expense...”

19 25. For the parking spaces, access aisles shall be marked with a blue painted  
20 borderline around their perimeter. The area within the blue borderlines shall be marked  
21 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting  
22 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall  
23 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
24 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
25 11B-502.3.3.

26 26. Here, Defendants failed to provide a proper access aisle as the “NO  
27 PARKING” markings, blue borderlines, and blue hatched lines painted on the parking  
28



1 surface were poorly maintained, resulting in the markings becoming severely  
2 deteriorated, hindering visibility.

3 27. The surface of each accessible car and van space shall have surface  
4 identification complying with either of the following options: The outline of a profile  
5 view of a wheelchair with occupant in white on a blue background a minimum 36" wide  
6 by 36" high (914 mm x 914 mm). The centerline of the profile view shall be a maximum  
7 of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the  
8 length of the parking space and its lower side or corner aligned with the end of the  
9 parking space length or by outlining or painting the parking space in blue and outlining  
10 on the ground in white or a suitable contrasting color a profile view of a wheel chair with  
11 occupant. See CBC § 11B-502.6.4, et seq.

12 28. Here, Defendants failed to maintain the International Symbol of  
13 Accessibility painted on the surface as required, resulting in the markings becoming  
14 severely deteriorated, hindering visibility.

15 29. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp  
16 surfaces shall comply with 4.5. 1991 Standards § 4.8.6. Ramps and landings with drop-  
17 offs shall have curbs, walls, railings, or projecting surfaces that prevent people from  
18 slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high. 1991 Standards §  
19 4.8.7. Outdoor ramps and their approaches shall be designed so that water will not  
20 accumulate on walking surfaces. 1991 Standards § 4.8.8. Ground and floor surfaces  
21 along accessible routes and in accessible rooms and spaces including floors, walks,  
22 ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with  
23 4.5. 1991 Standards § 4.5.1.3. Ramp runs shall have a running slope not steeper than  
24 1:12. 2010 ADA Standards § 405.2. Ramp runs with a rise greater than 6 inches (150  
25 mm) shall have handrails complying with 505. 2010 ADA Standards § 405.8.

26 30. Here, Defendants failed to provide a compliant ramp for the entrance of the  
27 Business, as the one provided far exceeded the maximum slope measurement allowed.  
28



1 31. Signs shall be 60 inches (1525 mm) minimum above the finish floor or  
2 ground surface measured to the bottom of the sign. 2010 ADA Standards § 502.6.

3 32. Here, Defendants failed to post signage at the required minimum height of  
4 60 inches above the finish floor or ground surface measured to the bottom of the sign.

5 33. A public accommodation shall maintain in operable working condition those  
6 features of facilities and equipment that are required to be readily accessible to and usable  
7 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

8 34. By failing to maintain the facility to be readily accessible and usable by  
9 Plaintiff, Defendants are in violation of Plaintiff's rights under the ADA and its related  
10 regulations.

11 35. The Business has denied and continues to deny full and equal access to  
12 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
13 discriminated against due to the lack of accessible facilities, and therefore, seeks  
14 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
15 by individuals with disabilities.

16 **SECOND CAUSE OF ACTION**

17 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

18 36. Plaintiff incorporates by reference each of the allegations in all prior  
19 paragraphs in this complaint.

20 37. California Civil Code § 51 states, "All persons within the jurisdiction of this  
21 state are free and equal, and no matter what their sex, race, color, religion, ancestry,  
22 national origin, disability, medical condition, genetic information, marital status, sexual  
23 orientation, citizenship, primary language, or immigration status are entitled to the full  
24 and equal accommodations, advantages, facilities, privileges, or services in all business  
25 establishments of every kind whatsoever."

26 38. California Civil Code § 52 states, "Whoever denies, aids or incites a denial,  
27 or make any discrimination or distinction contrary to Section 51, 51.5, or 51.6, is liable  
28 for each and every offense for the actual damages, and any amount that may be

1 determined by a jury, or a court sitting without a jury, up to a maximum of three times the  
2 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any  
3 attorney's fees that may be determined by the court in addition thereto, suffered by any  
4 person denied the rights provided in Section 51, 51.5, or 51.6.

5 39. California Civil Code § 51(f) specifies, "a violation of the right of any  
6 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)  
7 shall also constitute a violation of this section."

8 40. The actions and omissions of Defendants alleged herein constitute a denial  
9 of full and equal accommodation, advantages, facilities, privileges, or services by  
10 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.  
11 Defendants have discriminated against Plaintiff in violation of California Civil Code §§  
12 51 and 52.

13 41. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
14 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
15 damages as specified in California Civil Code §55.56(a)-(c).

### 16 **THIRD CAUSE OF ACTION**

#### 17 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

18 42. Plaintiff incorporates by reference each of the allegations in all prior  
19 paragraphs in this complaint.

20 43. California Civil Code § 54.1(a) states, "Individuals with disabilities shall be  
21 entitled to full and equal access, as other members of the general public, to  
22 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
23 and physicians' offices, and privileges of all common carriers, airplanes, motor vehicles,  
24 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
25 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
26 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
27 places of public accommodations, amusement, or resort, and other places in which the  
28

1 general public is invited, subject only to the conditions and limitations established by  
2 law, or state or federal regulation, and applicable alike to all persons.

3 44. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
4 corporation who denies or interferes with admittance to or enjoyment of public facilities  
5 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
6 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
7 the actual damages, and any amount as may be determined by a jury, or a court sitting  
8 without a jury, up to a maximum of three times the amount of actual damages but in no  
9 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
10 determined by the court in addition thereto, suffered by any person denied the rights  
11 provided in Section 54, 54.1, and 54.2.

12 45. California Civil Code § 54(d) specifies, “a violation of the right of an  
13 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
14 constitute a violation of this section, and nothing in this section shall be construed to limit  
15 the access of any person in violation of that act.

16 46. The actions and omissions of Defendants alleged herein constitute a denial  
17 of full and equal accommodation, advantages, and facilities by physically disabled  
18 persons within the meaning of California Civil Code § 54. Defendants have  
19 discriminated against Plaintiff in violation of California Civil Code § 54.

20 47. The violations of the California Disabled Persons Act caused Plaintiff to  
21 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
22 statutory damages as specified in California Civil Code §55.56(a)-(c).

#### 23 **FOURTH CAUSE OF ACTION**

#### 24 **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

25 48. Plaintiff incorporates by reference each of the allegations in all prior  
26 paragraphs in this complaint.

27 49. Plaintiff and other similar physically disabled persons who require the use of  
28 a wheelchair are unable to use public facilities on a “full and equal” basis unless each

1 such facility is in compliance with the provisions of California Health & Safety Code §  
2 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
3 provisions of California Health & Safety Code § 19955 et seq.

4 50. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
5 that public accommodations or facilities constructed in this state with private funds  
6 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
7 Title 1 of the Government Code. The code relating to such public accommodations also  
8 require that “when sanitary facilities are made available for the public, clients, or  
9 employees in these stations, centers, or buildings, they shall be made available for  
10 persons with disabilities.

11 51. Title II of the ADA holds as a “general rule” that no individual shall be  
12 discriminated against on the basis of disability in the full and equal enjoyment of goods  
13 (or use), services, facilities, privileges, and accommodations offered by any person who  
14 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
15 Further, each and every violation of the ADA also constitutes a separate and distinct  
16 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
17 award of damages and injunctive relief pursuant to California law, including but not  
18 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

19 **FIFTH CAUSE OF ACTION**

20 **NEGLIGENCE**

21 52. Plaintiff incorporates by reference each of the allegations in all prior  
22 paragraphs in this complaint.

23 53. Defendants have a general duty and a duty under the ADA, Unruh Civil  
24 Rights Act and California Disabled Persons Act to provide safe and accessible facilities  
25 to the Plaintiff.

26 54. Defendants breached their duty of care by violating the provisions of ADA,  
27 Unruh Civil Rights Act and California Disabled Persons Act.  
28

1           55. As a direct and proximate result of Defendants' negligent conduct, Plaintiff  
2 has suffered damages.

3                                   **PRAYER FOR RELIEF**

4           WHEREFORE, Plaintiff respectfully prays for relief and judgment against  
5 Defendants as follows:

- 6           1. For preliminary and permanent injunction directing Defendants to comply  
7 with the Americans with Disability Act and the Unruh Civil Rights Act;
- 8           2. Award of all appropriate damages, including but not limited to statutory  
9 damages, general damages and treble damages in amounts, according to proof;
- 10          3. Award of all reasonable restitution for Defendants' unfair competition  
11 practices;
- 12          4. Reasonable attorney's fees, litigation expenses, and costs of suit in this  
13 action;
- 14          5. Prejudgment interest pursuant to California Civil Code § 3291; and
- 15          6. Such other and further relief as the Court deems just and proper.

16                                   **DEMAND FOR TRIAL BY JURY**

17          Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby  
18 demands a trial by jury on all issues so triable.

19  
20 Dated: June 20, 2025

SO. CAL. EQUAL ACCESS GROUP

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22  
23 By: /s/ Jason J. Kim  
24 Jason J. Kim, Esq.  
25 Attorneys for Plaintiff  
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